169.0	0008	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,200 / 678,200
					USE VALUE:	678,200 / 678,200
					ASSESSED:	678,200 / 678,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEISSMAN JOSHUA A & ANN W
Owner 2:	
Owner 3:	
Street 1:	41 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEISSMAN JOSHUA A & ANN W -
Owner 2:	-
Street 1:	41 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1934, having primarily Wood Shingle Exterior and 1531 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7889.000	214,700	3,800	459,700	678,200
Total Card	0.181	214,700	3,800	459,700	678,200
Total Parcel	0.181	214,700	3,800	459,700	678,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.91 /Parcel: 442.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112238

GIS Ref

GIS Ref

Insp Date 07/31/18

!13094!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0008-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	214,700	3800	7,889.	459,700	678,200		Year end	12/23/2021
2021	101	FV	207,600	3800	7,889.	459,700	671,100		Year End Roll	12/10/2020
2020	101	FV	207,700	3800	7,889.	459,700	671,200	671,200	Year End Roll	12/18/2019
2019	101	FV	172,400	3800	7,889.	459,700	635,900	635,900	Year End Roll	1/3/2019
2018	101	FV	172,100	10000	7,889.	387,400	569,500	569,500	Year End Roll	12/20/2017
2017	101	FV	172,100	10000	7,889.	354,600	536,700	536,700	Year End Roll	1/3/2017
2016	101	FV	172,100	10000	7,889.	302,100	484,200	484,200	Year End	1/4/2016
2015	101	FV	152,500	10000	7,889.	262,700	425,200	425,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:08:59

LAST REV

Date	Time
01/06/21	11:49:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13094

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEISSMAN JOSHUA	76412-359		12/14/2020	Convenience	1	No	No		Confirmatory deed to include adjoining lot th
WEISSMAN JOSHUA	76283-456	1	11/30/2020	Convenience	1	No	No		
GREENOUGH RUSSE	57149-365		7/15/2011		437,000	No	No		
	8743-285		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	112238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	715	Re-Roof	11,630	C				
7/18/2018	996	Redo Bat	10,000	C				
8/29/2014	1094	Redo Kit	21,500		8/29/2014			Remodel kitchen.
8/11/2011	843	Manual	4,800					REPLACE SECTIONS O

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
8/29/2014	Info Fm Prmt	PC	PHIL C
7/2/2012	External Ins	BR	B Rossignol
10/15/2011	MLS	EMK	Ellen K
11/24/2008	Measured	345	PATRIOT
3/15/2005	OWNR INFO	BR	B Rossignol
12/15/1999	Meas/Inspect	243	PATRIOT
7/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7889		Sq. Ft.	Site		0	70.	0.83	7									459,671						459,700	

Total AC/HA:	0.18111	Total SF/SM:	7889	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	459,671	Spl Credit		Total:	459,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33571434
Const Adj.:	0.98990101
Adj $ / SQ:	145.445
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359602
Depreciation:	144919
Depreciated Total:	214682

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

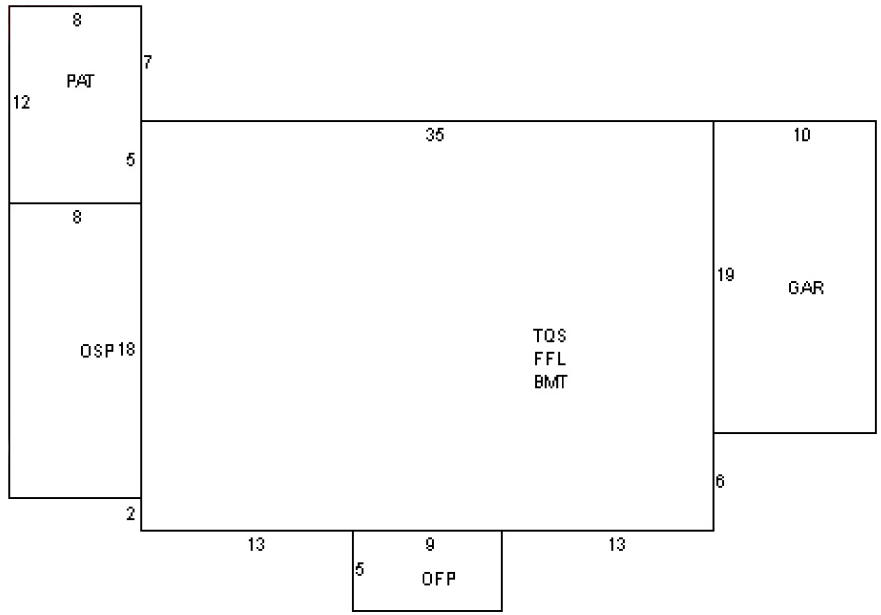
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.44
Special Features:	0	Val/Su Net:	74.52
Final Total:	214700	Val/Su SzAd	140.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	875	43.630	38,179
FFL	First Floor	875	145.440	127,264
TQS	3/4 Story	656	145.440	95,448
GAR	Garage	190	27.870	5,296
OSP	Screen Porch	144	30.440	4,384
PAT	Patio	96	5.940	570
OFP	Open Porch	45	43.560	1,960
	Net Sketched Area:	2,881	Total:	273,101
Size Ad	1531.25	Gross Area	3100	FinArea 1531

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0008-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1934	24.92	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:	Total: 3,800

IMAGE

AssessPro Patriot Properties, Inc